

**RESOLUTION GRANTING SITE PLAN APPROVAL
AND A SPECIAL USE PERMIT FOR AN OFFICE
WITH A CARETAKER APARTMENT**

*Silver Stream Mobile Home Park Office
with Caretaker Apartment
PB # 07-10*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan and special use permit by Silver Stream Mobile Home Park (the "applicant") for a project described as the "Silver Stream Mobile Home Park Office with Caretaker Apartment";

WHEREAS, the subject site consists of 0.23 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 33, block 2, and lot 3 (SBL 33-2-3); and

WHEREAS, the action involves a request for a site plan approval and special use permit for an office and caretaker apartment; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, a duly advertised public hearing on the application for site plan and special use permit approval was held on June 11, 2008 at which time all those wishing to be heard were given the opportunity to heard; and

WHEREAS, on June 11, 2008 the public hearing on the application for site plan and special use permit approval was closed; and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal

Law § 239-m, and to date the OCDP has not responded although the statutory 30 day period has expired;and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed site plan consisting of two sheets, prepared by Lanc & Tully Engineering and Surveying, P.C. dated January 31, 2005 and last revised on May 9, 2008; and

WHEREAS, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of site plan and special use permit.

NOW, THEREFORE, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the site plan and special use permit subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the site plan to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit a bond estimate for the public improvements acceptable to the Planning Board Engineer and shall provide performance security in a form and amount acceptable to the Town Board and Town Attorney;
5. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plan for signature within 360 days of the date of this resolution. The Planning Board hereby grants the two (2) ninety (90) day extensions as authorized by Town Law § 276(7)(c). This approval will expire on June 6, 2009, and no further extensions can be granted.

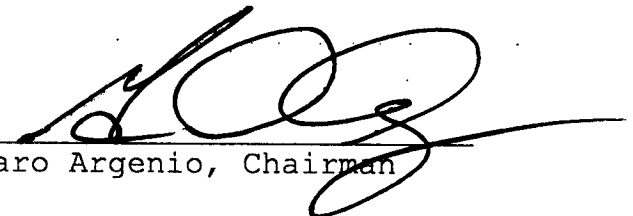
Upon motion made by Member Van Leeuwen, seconded by Member Schlesinger, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Neil Schlesinger	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry Vanleeuwen	<u>Aye</u>	Nay	Abstain	Absent
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent

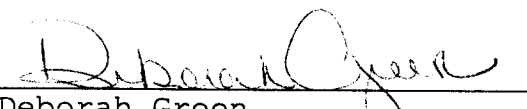
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Alternate, Henry Schieble	Aye	Nay	Abstain	<u>Absent</u>
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Dated: June 11, 2008
New Windsor, New York


Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 12th day of June, 2008.


Deborah Green
Town Clerk